

Extract for Planned Development

Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 18-C.
(Application Number A-4339)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B2-2 Restricted Retail District symbols and indications as shown on Map Number 18-C in the area bounded by:

East 73rd Street; South Jeffery Avenue; the alley next south of and parallel to East 73rd Street; and a line 93.45 west of and parallel to South Jeffery Avenue,

to those of a B4-2 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map Number 24-D.

(As Amended)

(Application Number 12787)

BPD 751

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 24-D in the area bounded by:

Reclassification Of Area Shown On Map Number 10-E.
(Application Number A-4331)

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-3 Restricted Service District symbols and indications as shown on Map Number 10-E in the area bounded by:

the north right-of-way line of East Oakwood Boulevard; South Cottage Grove Avenue; the alley next north of East 40th Street; and a line 175 feet west of South Cottage Grove Avenue,

to those of an R5 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map Number 14-H.
(Application Number 13027)

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-2 Restricted Commercial District symbols and indications as shown on Map Number 14-H in the area bounded by:

a line 123.31 feet north of and parallel to West 60th Street; South Ashland Avenue; West 60th Street; and the public alley next west of and parallel to South Ashland Avenue,

to those of a C2-2 General Commercial District and a corresponding use district is hereby established in the area above described.

6/28/2000

REPORTS OF COMMITTEES

37243

South Cottage Grove Avenue; East 95th Street; a line 500 feet west of and parallel to South Cottage Grove Avenue; a line 416.90 feet south of and parallel to East 95th Street; a line 288 feet west of and parallel to South Cottage Grove Avenue; a line 491.09 feet south of and parallel to East 95th Street; a line 498.22 feet south of and parallel to East 95th Street; and a point 496.48 feet south of and parallel to East 95th Street,

to those of a Business Planned Development and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Business Planned Development Number 751.

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development consists of approximately two hundred twenty-one thousand three hundred twenty (221,320) square feet (five and eight hundredths (5.08) acres) and is owned or controlled by the applicant, Garden Investments, L.P., an Illinois limited partnership.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section

11.11-1 of the Chicago Zoning Ordinance, the property shall be under single ownership or under "single designated control" at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property or any ground lessors or lessees.

4. This Plan of Development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; an Existing Land-Use Map; a Site/Landscape Plan; dated June 15, 2000, prepared by Swann-Weiskopf-Woo-Bednarowicz, Ltd., Architects. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.

5. The following uses shall be permitted within the area delineated herein as "Business Planned Development":

indoor entertainment center, all general indoor recreational uses with supportive services including office, restaurant and retail uses, educational programming and accessory parking.

6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject

to the review and approval of the Department of Transportation, and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation.

8. Off-street parking facilities shall be provided in compliance with this Planned Development, subject to review and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.
9. Height restriction of any building or any appurtenance thereto shall, in addition to the Bulk Regulations and Data Table, be subject to height limitations as certified and approved by the Federal Aviation Administration.
10. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
11. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Plans and Building Elevations referenced in Statement Number 4 hereinabove. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Site/Landscape Plan and the Parkway Tree and Parking Lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
12. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

13. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
14. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
15. Unless substantial construction has commenced within three (3) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the underlying M1-2 Restricted Manufacturing District classification.

[Existing Zoning Map; Planned Development Property Line
and Boundary Map; Existing Land-Use Map; Site/
Landscape Plan; and Building Elevation
Drawings referred to in these Plan of
Development Statements printed
on pages 37248 through
37253 of this
Journal.]

6/28/2000

REPORTS OF COMMITTEES

37247

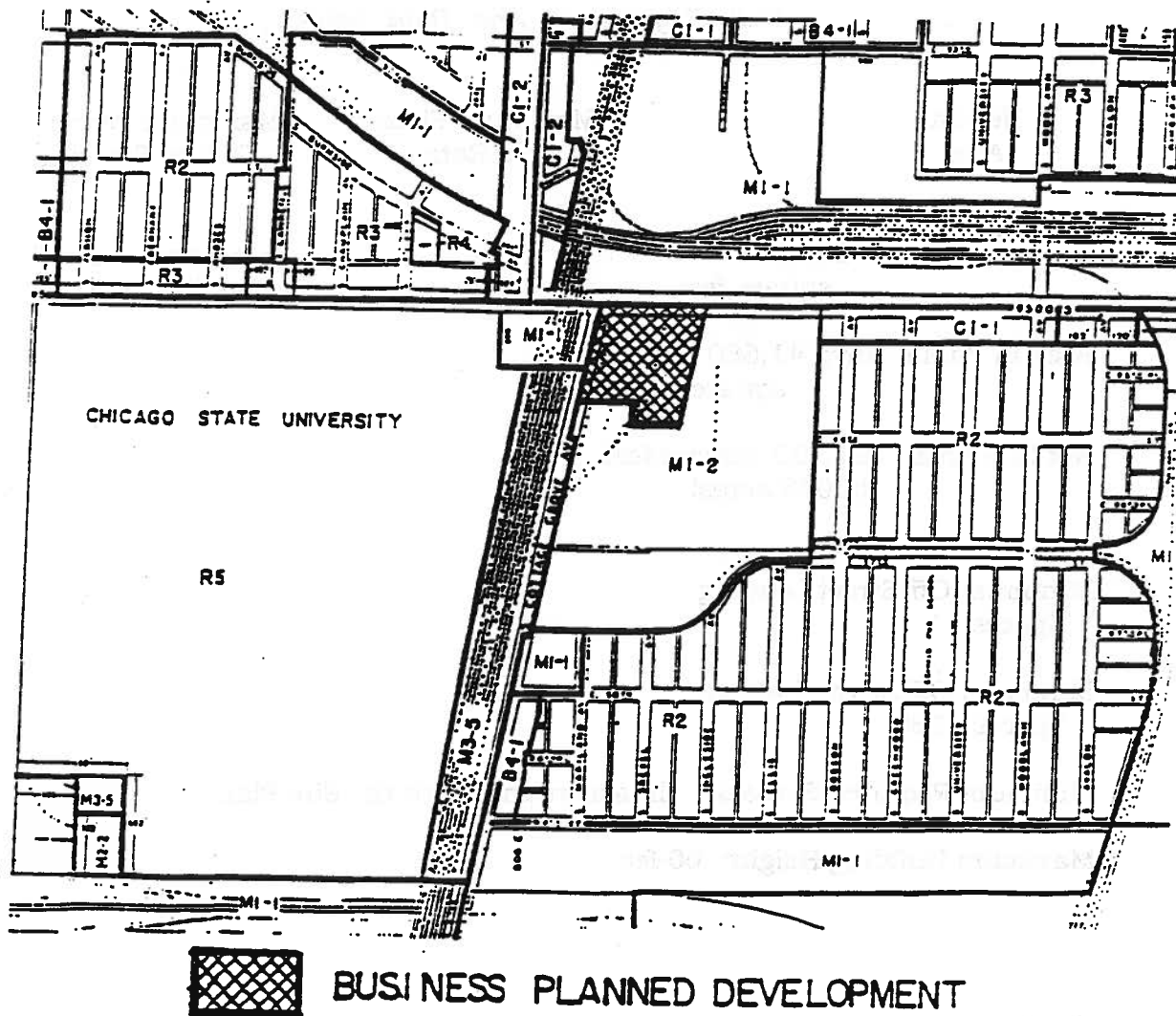
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Business Planned Development Number 751.

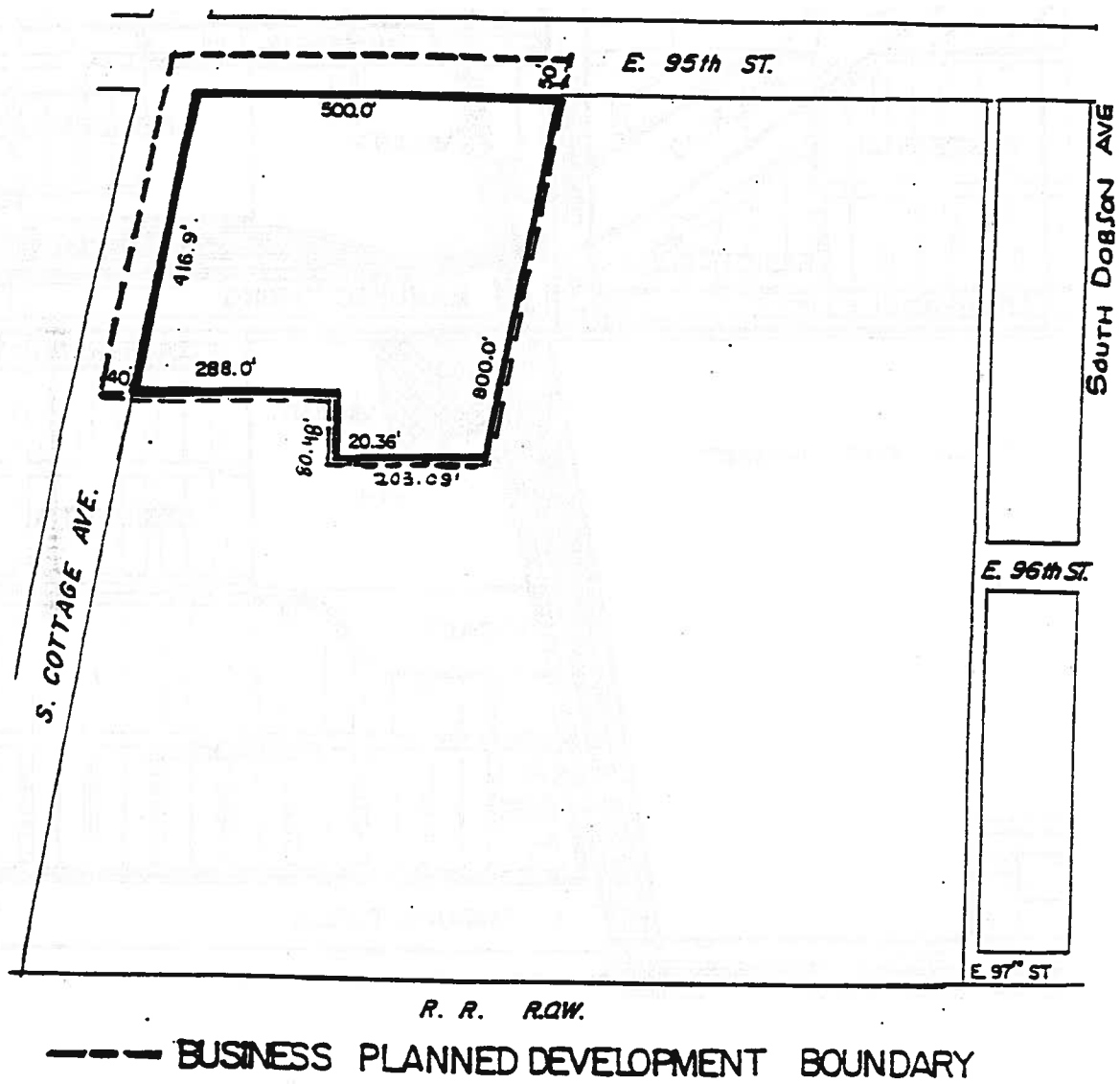
Bulk Regulations And Data Table.

Net Site Area	Maximum Floor Area Ratio	Maximum Percent Of Site Coverage
Gross Site Area: 263,000 square feet	0.4	In accordance with the Site Plan.
Area in Public Way: 41,680 square feet		
Net Site Area: 221,320 square feet (5.078 acres)		
Minimum Off-Street Loading Spaces: 1.		
Minimum Off-Street Parking Spaces: 230.		
Minimum Required Setbacks: In accordance with the Site Plan.		
Maximum Building Height: 60 feet.		

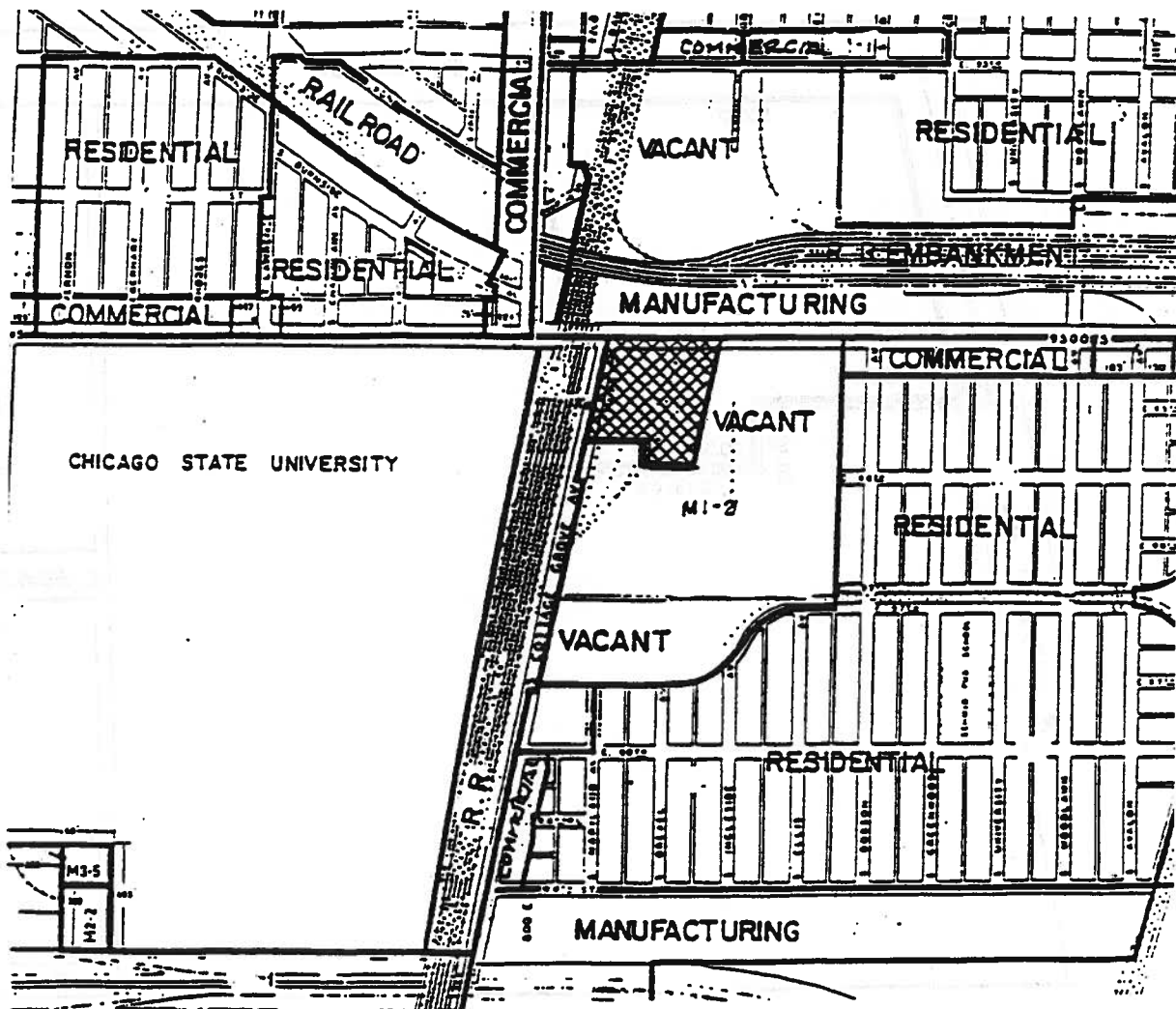
Existing Zoning Map.



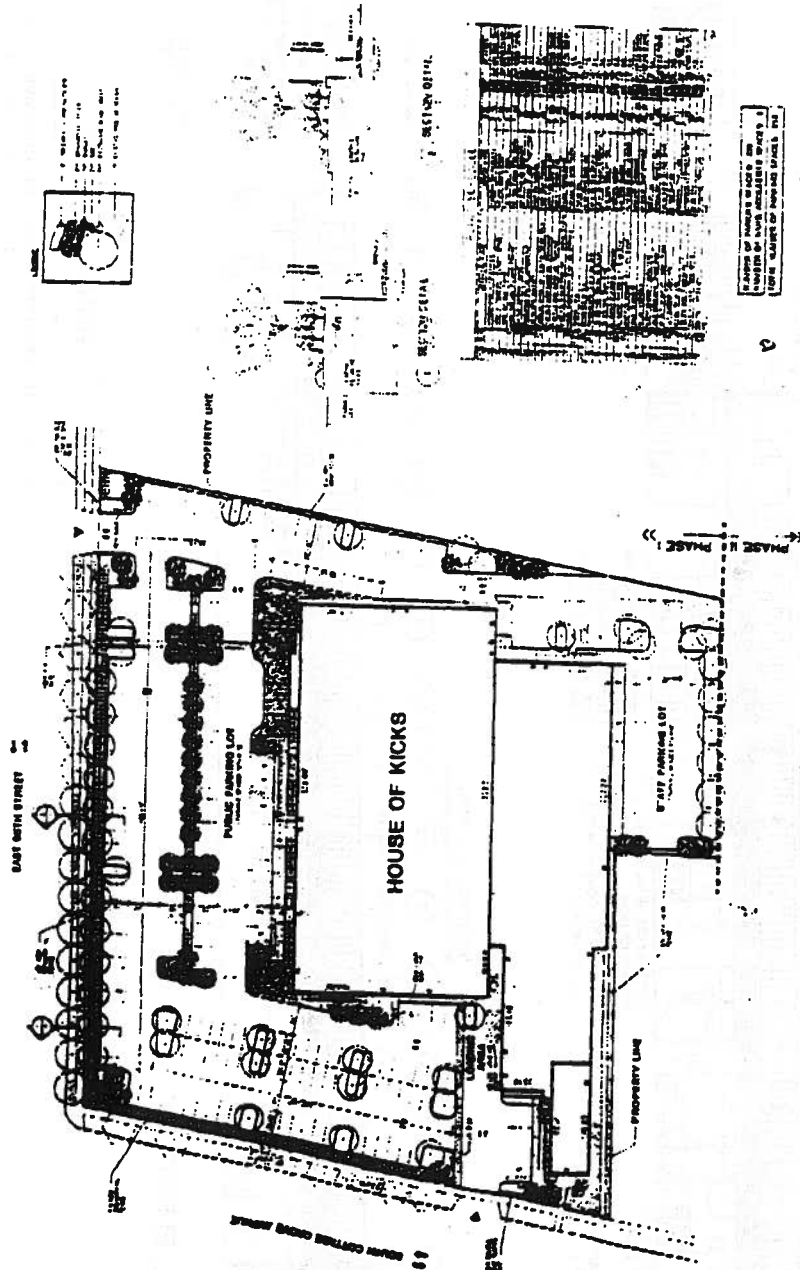
Planned Development Property Line And Boundary Map.



Existing Land-Use Map.



Site/Landscape Plan.

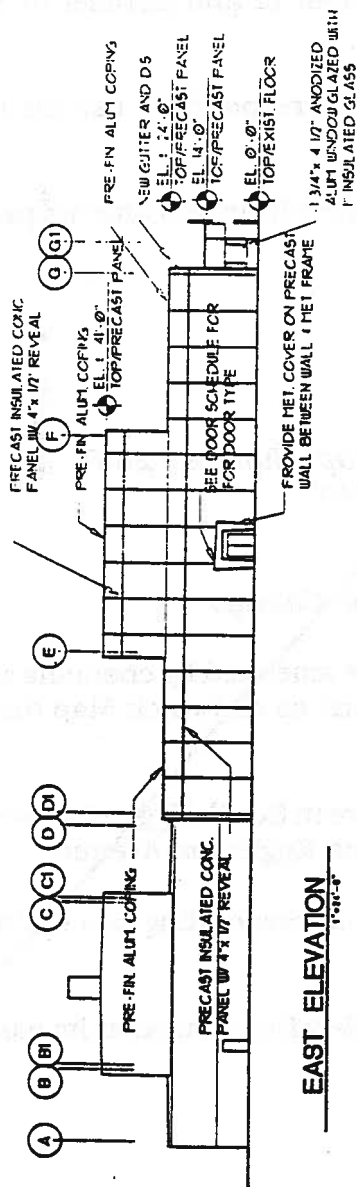


6/28/2000

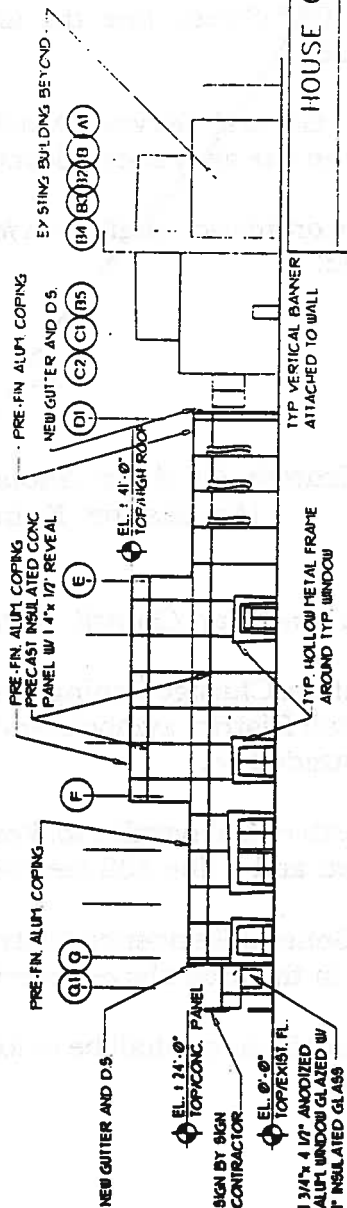
REPORTS OF COMMITTEES

37253

Building Elevations. (Page 2 of 2)



EAST ELEVATION
1"=1'-3"



WEST ELEVATION
1"=1'-3"

HOUSE OF KICKS

SWANN · WEISKOPF · WOOD · BEDNAROWICZ Ltd.
o r c h i t e c t s

203 north wabash avenue
suite 1304
chicago, illinois 60601
312 236-0528
fax: 236-0965

Applicant: Garden Investments, Inc.
Address: 9535 S Collage Grove
901 E. 95th Street
Chicago Illinois 60619
Date: July 21, 1999
Revised Date:

S · W · W · B

*Reclassification Of Area Shown On Map Number 26-E.
(Application Number A-4333)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C2-3 General Commercial District symbols and indications as shown on Map Number 26-E in the area bounded by:

a line 202 feet south of East 109th Street; South Michigan Avenue; a line 305 feet south of East 109th Street; and the alley next west of and parallel to South Michigan Avenue,

to those of a B5-2 General Service District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 28-F.
(Application Number A-4343)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B2-1 Restricted Retail District symbols and indications as shown on Map Number 28-F in the area bounded by:

the alley next north of and parallel to West 115th Street; South Eggleston Avenue; West 115th Street; and a line 132 feet west of South Eggleston Avenue,

to those of an R3 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.